



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

Housing Policy Department
Received on:

APR 02 2013

March 28, 2013

HCD – Division of Housing Policy
P.O. Box 952053
Sacramento, CA 94252-20531

TRANSMITTAL OF CITY OF EMERYVILLE 2012 GENERAL PLAN ANNUAL PROGRESS REPORT

The Emeryville City Council approved the 2012 General Plan Annual Progress Report on March 19, 2013. Please find the enclosed signed resolution and accompanying annual progress report. The annual report on the Housing Element is contained in Chapter 3. The portion of the report pertaining to the Housing Element was reviewed by the Emeryville Housing Committee and the entire report was reviewed by the Emeryville Planning Commission prior to being submitted to the City Council for approval.

Please feel free to contact me or Catherine Firpo (510 596-4354) if you have questions.

Diana Keena
Diana Keena
Planning and Building Department
(510) 596-4335
dkeena@emeryville.org

RESOLUTION NO. 13-49

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN FOR CALENDAR YEAR 2012 AND AUTHORIZING SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400 requires cities to prepare annual progress reports on implementation of the General Plan and the Housing Element of the General Plan; and

WHEREAS, an Annual Progress Report on Implementation of the General Plan for Calendar Year 2012 ("the report") has been prepared including an Annual Progress Report on the Implementation of the Housing Element of the General Plan; and

WHEREAS, on February 6, 2013 the Emeryville Housing Committee reviewed the Annual Progress Report on the Implementation of the Housing Element for calendar year 2012 and recommended that the City Council forward the report to the California Department of Housing and Community Development; and

WHEREAS, on February 28, 2013 the Emeryville Planning Commission reviewed the Annual Progress Report on the Implementation of the General Plan for calendar year 2012 and recommended that the City Council forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and

WHEREAS, on March 19, 2013 the City Council of the City of Emeryville reviewed the report; now therefore, be it

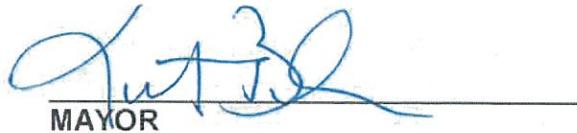
RESOLVED, that the City Council of the City of Emeryville approves the report and finds that the report accurately reflects the City's progress in implementing the General Plan and the Housing Element of the General Plan; and be it

FURTHER RESOLVED, that the City Council authorizes submittal of the attached 2012 General Plan Annual Progress Report to the California Governor's Office of Planning and Research, as required by statute; and be it

FURTHER RESOLVED, that the City Council authorizes submittal of the attached 2012 General Plan Annual Progress Report to the California Department of Housing and Community Development, as required by statute; and be it

FURTHER RESOLVED, that the City Council has confirmed that the report is not a project as defined in CEQA Guidelines Section 15378 because it is an administrative activity that has no potential for resulting in a change in the environment.

APPROVED by the City Council of the City of Emeryville at a regular meeting held on Tuesday, March 19, 2013.



MAYOR

ATTEST:



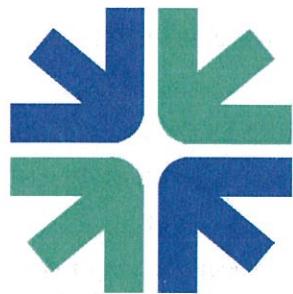
CITY CLERK

APPROVED AS TO FORM:



Michael Bissell
CITY ATTORNEY

2012 General Plan Annual Progress Report



City of Emeryville

Prepared by
Economic Development and Housing Department
Planning and Building Department

Emeryville City Council Resolution 13-49, March 19, 2013

Table of Contents

| | |
|---|-----------------|
| CHAPTER 1 – INTRODUCTION AND SUMMARY | 1 |
| A. PURPOSE OF THE ANNUAL PROGRESS REPORT | 1 |
| B. PURPOSE OF THE GENERAL PLAN | 1 |
| C. STATUS OF THE ADOPTED ELEMENTS OF THE EMERYVILLE GENERAL PLAN | 1 |
| CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN | 2 |
| A. REVIEW OF IMPLEMENTATION PROGRAM | 2 |
| B. GOALS, POLICIES, OBJECTIVES, STANDARDS OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED..... | 6 |
| CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT ... | 6 |
| EXHIBIT A: GENERAL PLAN ANNUAL IMPLEMENTATION REPORT..... | ATTACHED |
| EXHIBIT B: HOUSING ELEMENT ANNUAL ELEMENT PROGRESS REPORT..... | ATTACHED |

CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE EMERYVILLE GENERAL PLAN

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. For these reasons the Emeryville Housing Element is contained in a separate document which was adopted by the City Council on July 20, 2010 and certified by the State HCD on October 7, 2010. The Housing Element covers the five year period from 2009 to 2014. Other elements may be updated less frequently and typically have a 20-year horizon.

The correspondence between State mandated elements and the Emeryville General Plan is illustrated in Table 1-2 below.

| Table 1-2: Correspondence Between Required General Plan Elements and the Emeryville General Plan | |
|--|--|
| Element | Emeryville General Plan |
| Land Use | Chapter 2: Land Use |
| Circulation | Chapter 3: Transportation |
| Conservation | Chapter 6: Conservation, Safety and Noise |
| Open Space | Chapter 6: Conservation, Safety and Noise; and Chapter 4: Parks, Open Space, and Public Facilities |
| Safety | Chapter 6: Conservation, Safety and Noise |
| Noise | Chapter 6: Conservation, Safety and Noise |
| Urban Design (optional) | Chapter 5: Urban Design |
| Sustainability (optional) | Chapter 7: Sustainability and Chapters 2-6 |
| Housing | Separate Document |

Compliance with OPR Guidelines

Emeryville's General Plan was updated in 2009 according to OPR's Guidelines and remained consistent with the Guidelines through 2012.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all of the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights

Following are highlights of the progress made in calendar year 2012 organized by general plan element:

Land Use:

- *Zoning Update.* In 2012, the City prepared Planning Regulations which are consistent with, and help to implement, the General Plan's goals. These regulations include new zoning and subdivision regulations. The Planning Regulations were approved by the Zoning Update Steering Committee on November 15, 2012 and, on December 13, 2012, the Planning Commission recommended them for approval to the City Council. Interim zoning regulations were in place to ensure that new development was consistent with the General Plan until the new planning regulations were adopted. The City Council approved the first reading of the Planning Regulations on January 15, 2013 and adopted the regulations on February 5, 2013. They will take effect on March 7, 2013.

- *Permitting and New Development.* The Planning Commission made decisions on seven applications including: Pixar Warehouse, Escuela Bilingue Path, two Major Sign Permits, a tree removal permit, a sign permit amendment, and a landscape plan modification. All project approvals had findings of consistency with the General Plan. Although the economic downturn has slowed new development applications, building permits were issued for seven projects that the Planning Commission had approved earlier. Progress made on these projects is summarized below:
 - *Emery Station Greenway:* Construction of a new 91,000 square foot laboratory building. This project includes Greenway improvements. A grand opening ceremony for the building shell was held on June 19, 2012.
 - *Marketplace Redevelopment.* New construction of 193 housing units on the southeast corner of 64th Street and Christie Avenue. Permits for demolition, grading, and a new foundation were approved in 2012.
 - *Parkside Project.* New construction of 168 housing units, 5 live-work units, 3 flex-space units, 10,222 square feet of retail space, 299 parking spaces, and a new park. Building permits issued on September 14, 2012.
 - *Bakery Lofts Phase III (formerly Phase IV).* New construction of 18 housing units and a 1,450 square foot café. Building permit issued on May 9, 2012.
 - *Ambassador Housing:* New construction of 69 affordable rental housing units. Issued grading permit and building permits for all three buildings on March 15, 2012.
 - *Escuela Bilingüe International:* Pre-K through 8th grade private school in existing 28,000 square foot building. Building permits were issued for tenant improvements for Phase I and seismic upgrade. Certificate of Occupancy for Phase I was issued on September 12, 2012. Building permit for Phase 1.5 issued on June 12, 2012. Received building permit application for Phase II on October 23, 2012.
 - *Panera Bread.* Building permit issued by Oakland on February 14, 2012. Restaurant opened on June 26, 2012.
 - *PRC Medical Group:* Conversion of 15,200 square foot office building to medical clinic. The Certificate of Occupancy was issued on April 6, 2012.
 - The Planning and Building Department continues to streamline its permitting processes, providing “fast track” plan checks for small projects and expeditious turn-around for larger projects.

Transportation:

- *Sustainable Transportation Plan.* The Sustainable Transportation Plan was approved on March 20, 2012. This plan focuses on improving transit service, transportation demand management, parking management, pedestrian and bicycle connectivity, and wayfinding.
- *Pedestrian and Bicycle Plan.* The Pedestrian and Bicycle Plan was adopted on May 15, 2012. This plan is a blueprint for improving pedestrian and bicycle infrastructure and programs over the next ten years.
- *Traffic Facilities Impact Fee Update.* Staff and consultants are currently updating the Traffic Impact Fee (TIF). Traffic facilities projects have been identified from the Pedestrian and Bicycle Plan, the Sustainable Transportation Plan, a transit infrastructure study, and previous traffic studies to be included in the Capital Improvement Program.
- *South Bayfront Pedestrian-Bicycle Bridge.* Archaeological investigation work has been completed. The project is included in the former Redevelopment Agency's "Recognized Obligation Payment Schedule". The State has denied approval of the ROPS and the City has sued to overturn that ruling.

Parks, Open Space, Public Facilities and Services:

- *Parks and Recreation Committee.* A Parks and Recreation Advisory Committee has been created by the City Council to implement the Parks and Recreation Strategic Plan.
- *Emeryville Center of Community Life.* This project involves construction of a multi-purpose community facility combined with recreation programs and public school facilities. The School District plans to begin demolition of the existing school buildings in early 2013. The Planning Commission held study sessions for this project on April 26 and November 17, 2012.
- *Emeryville Center for the Arts.* This project involves renovation of a 30,000 square foot former industrial building as a civic arts center. A non-profit organization is seeking alternative funding due to the loss of redevelopment funds.

Urban Design:

- *Shellmound Street Design Guidelines.* The Shellmound Street Design Guidelines were adopted on August 7, 2012. These guidelines intend to transform the area into a vibrant commercial mixed-use corridor.

Conservation, Safety and Noise:

- *Solid Waste Management.* The City continues to work with the Waste Management of Alameda County (WMAC) to support the proper disposal of used batteries, compact fluorescent lights, and sharp objects. The City has started working with the nonprofit, Paint Care, for the recycling or safe disposal of paint. City Staff are also working with StopWaste.Org to collect pharmaceutical drugs.

- *Zoning Update.* The new Planning Regulations (See *Zoning Update* under the Land Use section above) incorporated numerous policies from the Conservation, Safety and Noise element (see CSN-A-14 on page 8-20 of the General Plan), regarding buffering odor sources, watering landscaping, harvesting rainwater, recycling gray water, light pollution, mitigating safety hazards, and mitigating noise impacts.
- *Regional Coordination on Sea Level Rise.* See *Sea Level Rise* under the Regional Coordination section below.

Sustainability:

- *Civic Green Building.* The Emeryville Police Administration Building on Powell Street started a major renovation in 2010 which was completed in 2012. It includes structural retrofitting, energy efficient windows, solar assisted electricity and technology upgrades. The project is designed for LEED® rating of Silver.

Progress on Action Program

Chapter 8 of the Emeryville General Plan spells out an implementation program to achieve the goals and policies of all elements with the exception of the Housing Element, which contains its own implementation program (See Chapter 3 of this report). Chapter 8 of the Plan describes the processes for implementing the elements and identifies the agencies involved. Also included is a comprehensive action program for each of the elements, with a timeframe for their implementation. Of the 79 total actions, 51 are on-going activities and 23 are scheduled for completion within the first five years of adoption. The remaining 5 are intended for implementation within the 6 to 20 year timeframe.

Table I in Exhibit A tracks all progress made in 2012 on those actions.

Regional Coordination

- *Sustainable Communities Strategy.* City staff continued to participate with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in the Sustainable Communities Strategy process to develop and implement an action plan that will lead to a more sustainable region, and implement SB 375. Staff regularly attended Regional Advisory Working Group meetings and made periodic presentations to the City Council and Planning Commission.
- *Sea Level Rise.* The City participates in the Adapting to Rising Tides team to identify transportation infrastructure and other assets that are vulnerable to sea level rise and develop strategies to address it along the I-880 corridor between Emeryville and Hayward. Team members include BCDC, Caltrans, the National Oceanic and Atmospheric Administration, ICLEI, the Metropolitan Transportation Commission, Alameda County, three institutes, UC Berkeley, Oakland, San Leandro and Hayward.
- *Countywide Transportation Plan and Measure B.* Staff attended meetings of the Technical Advisory Working Group for updating the Alameda Countywide Transportation Plan and developing a new expenditure plan for a transportation sales tax augmentation, which did not

receive the required two-thirds vote. The City approved an appropriation of current Measure B funds for three bicycle “Fix-It” stations in 2012.

- *Alameda County Planning Directors Meetings.* The Planning and Building Director meets regularly with the planning directors of other cities in Alameda County to share information and discuss topics of mutual interest.
- *East Bay Green Corridor.* Emeryville is a founding and active member of the East Bay Green Corridor, which consists of other cities, educational institutions and other organizations whose goal is to attract, retain, and facilitate the expansion of businesses focused on the development and dissemination of green technologies.
- *East Bay Economic Development Alliance.* The City is also a member of the East Bay Economic Development Alliance, which is a consortium of industry, public sector, and educational institutions in the East Bay dedicated to growing the East Bay economy.

General Plan Amendments

On May 15, 2012, the City Council adopted a General Plan amendment that modified the circulation diagram, street system diagram, pedestrian system diagram, and bicycle system diagram to be consistent with the new Pedestrian and Bicycle Plan. This amendment also added text to Policy T-P-8 to state that the City will study additional pedestrian and bicycle connections across the freeway between the peninsula on the west and high density areas on the east.

B. GOALS, POLICIES, OBJECTIVES, STANDARDS OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

Other than the General Plan amendment described above, no changes to goals, policies, objectives, standards or other plan proposals were identified in 2012.

CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT

The report addresses the progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2009-2014 Housing Element, adopted in 2010. This is the third progress report that is measured against the 2009-2014 Housing Element. The State of California Department of Housing and Community Development has required a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Housing Element Implementation Highlights

Following are highlights of the Calendar Year 2012 Housing Element Annual Progress Report:

- Seventy-eight percent (78%) of the July 1, 2006 through June 30, 2014 Regional Housing

Need Allocation (RHNA) period has elapsed. As measured through the issuance of building permits, the City has met 46% of the very low income goal, 5% of the low income goal, 21% of the moderate income goal, and 90% of the market rate goal. Overall, the City has met 57% of the total goal of 1,137 units (Table C).

- The Housing Rehabilitation Program funded four projects in 2012, including one exterior paint grant, one minor home repair grant, and two accessibility grants.
- The City furthered its goals of promoting affordable housing for a variety of housing types and income levels through the advancement of two new developments.
 - The Ambassador Housing Development received its Planning approvals in December 2009 for the development of the site at 3610 Peralta Street as a 69-unit multi-family affordable residential development for very low income households. The Agency negotiated a Disposition and Development Agreement (DDA) in 2010 and approved the DDA in February 2011. The Project was awarded Low Income Housing Tax Credits in 2011 and commenced construction in 2012. The Ambassador Development promotes the 2009-2014 Housing Element policy of providing affordable housing for families through larger unit sizes. One-third of the development units are three-bedroom units.
 - A Request for Proposals was issued for an affordable housing site at 3706 San Pablo Avenue which calls for family friendly housing. The RFP included a report on Family Friendly Housing and a checklist of conditions that make affordable housing family friendly. The City received nine proposals for the project and is in the process of choosing a developer.
- The City negotiated two Affordable Housing Set Aside (AHSA) projects. One of these, Parkside, will provide 8 units of very low income housing and 13 units of moderate income housing. This project was issued building permits and started construction in 2012. The 64th and Christie project is anticipated to pull permits in early 2013 and will provide 29 units of very low income housing.
- The City funded 5 first time homebuyer loans through its First Time Home Buyers (FTHB) Programs totaling \$202,605 in mortgage assistance--3 moderate income households and 2 low income households. .
- The City continued to implement its Eight-Point Foreclosure Prevention and Predatory Lending Prevention Program. The City has successfully assisted 36 Homebuyer Program participants to cure defaults on their first mortgages.

2012 General Plan Annual Progress Report

Exhibit A: General Plan Annual Implementation Report- 2012

Table I: General Plan Annual Implementation Report – 2012

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---|--|---|---|--|
| Land Use Element | | On-going years | | |
| LU-A-1 | Update the Zoning Ordinance: Base zoning districts Overlay and special districts Bonus criteria Use regulations and classifications Supplemental standards Subdivisions Administrative procedures | X | PB, PW, CAO | Planning Regulations have been created under the guidance of the Zoning Update Steering Committee and were recommended for adoption by the Planning Commission in December 2012. Interim zoning regulations were enacted on November 12, 2009 to ensure that new development is consistent with the General Plan. The City Council approved the first reading on January 15, 2013 and adopted the regulations on February 5, 2013. |
| LU-A-2 | Project review and approval process | X | PC, CC | The Planning and Building Department, Planning Commission and City Council continue to review and make decisions on development proposals. In 2012 the Planning Commission made decisions on 7 applications, and 35 planning applications were reviewed and acted upon administratively by the Planning and Building Department. |
| LU-A-3 | Prepare, update, and implement specific or area plans | X | PB, CAO | To implement the Park Avenue District Plan, the City planted trees and installed new street lights on Park Avenue, planted trees on Horton Street, helped facilitate the cleanup of 4245 Halleck Street, and continue to help to facilitate the cleanup of the Sherwin-Williams site. To implement the North Hollis Area Urban Design Program, the City applied for and received a \$828,000 grant to extend the Greenway to Stanford Avenue and Peladeau Street. The City is currently remediating the site in coordination with the State Environmental Protection Agency and plans to contract the design of the project in 2013. |
| Agency Codes | | | | |
| City of Emeryville & Local | | Regional, State, Federal and Private | | |
| CC City Council | PW Public Works Dept | ABAG Association of Bay Area Governments | UP Union Pacific Railroad | |
| CM City Manager | CS Community Services Dept | MTC Metropolitan Transportation Commission | AMTRK Amtrak | |
| PC Planning Commission | F Finance Dept | EBRPD East Bay Regional Parks District | BCDC Bay Conservation & Development Commission | |
| PB Planning & Building Dept | EUSD Emery Unified School District | ACo Alameda County | DOT Caltrans | |
| EDH Economic Development & Housing Dept | ETMA Emeryville Transit Management Assoc | AC AC Transit | EBMUD East Bay Municipal Utilities Dist | |
| CAO City Attorney's Office | | | CEPA California Environmental Protection Agency | |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|--|----------------|--------------|---|
| | | On-going years | 0-5 years | |
| LU-A-4 | Prepare and update Design Guidelines | X | PB | Completed. Citywide design guidelines were adopted in 2010. The Shellmound Streetscape Design Guidelines were adopted on August 7, 2012. Staff is working to amend the Design Guidelines to reflect Bicycle and Pedestrian Plan recommendations and to update standards for family friendly housing. |
| LU-A-5 | Update the Capital Improvements Program | X | F, PW, EDH | There has not been any work on a Capital Improvements Program in 2012 due to the demise of redevelopment. |
| LU-A-6 | Utilize economic development tools and resources to attract businesses and address the needs of existing businesses and customers. | X | EDH | Staff continued to implement the Economic Development Strategy, obtaining input from Emeryville businesses in partnership with a Chamber of Commerce organized task force. Accomplishments during the 2012 calendar year were as follows: <ol style="list-style-type: none"> Completed Watergate Shopping Center façade grant, Editions Limited façade grant, and Paula Le Duc façade improvements. Completed the expansion of the Oakland Enterprise Zone to include the majority of Emeryville. Initiated the Emeryville-Berkeley bio-science branding and marketing effort. Developed a marketing plan to promote Emeryville's broadband infrastructure requirements and capacity in Emeryville. |
| LU-A-7 | Identify sites and available space suitable for new business growth and expansion | X | EDH, PB | In 2012, the Redevelopment Agency assisted project consisting of 100,000 square feet of research and development space was completed. |
| LU-A-8 | Coordinate and establish partnerships with other public agencies, educational institutions, and non-government organizations to attract and support a diverse range of businesses. | X | EDH | Emeryville is a founding and active member of the East Bay Green Corridor, which consists of other cities, educational institutions and other organizations whose goal is to attract, retain, and facilitate the expansion of businesses focused on the development and dissemination of green technologies. The City is also a member of East Bay Economic Development Association, which is a consortium of industry, public sector, |

| Action Number | Implementation Action | Timeframe On-going years | Dept/ Agency | Status of Implementation |
|-------------------------------|---|-----------------------------|-----------------|--|
| Transportation Element | | | | |
| T-A-1 | Prepare Quality of Service (QOS) standards for all transportation modes using current state-of-the-practice research in transportation engineering. The techniques shall focus on the actual trip itself, which transportation professionals can directly affect, and not the overall quality of the trip experience. The QOS standards shall also be measurable and based on the physical characteristics of the street and the modal demands. | X | PB, PW | The Traffic Impact Fee study, anticipated adoption in May 2013, will include Quality of Service (QOS) standards for all transportation modes and will focus on vehicle trip generation. |
| T-A-2 | Coordinate with emergency services providers to ensure continued emergency vehicle access, operations and response levels. | X | PW, FD, DOT | The City contracted with the Alameda County Fire Department to provide emergency services. An Alameda County Fire Department staff person now works in the Emeryville City Hall to ensure that new development provides emergency vehicle access and satisfies the fire code. |
| T-A-3 | Maintain the City's Traffic Impact Fee to insure that development (to the extent allowed by law) pays its fair share toward a circulation system that optimizes travel by all modes. | X | PW, CAO, F | The Planning and Building Division continues to collect traffic impact fees for all applicable building permit applications. Staff is working on updating the Traffic Impact Fee (TIF). Projects in the updated TIF will come from the 2012 Pedestrian and Bicycle Plan and the 2012 Sustainable Transportation Plan. In addition, consultants evaluated street improvements the City can make to improve bus service. |
| T-A-4 | Actively participate in the Alameda County Congestion Management Agency (ACCMA) regional transportation planning efforts to coordinate transportation | X | PW, PB | A City Council member served on the steering committee and a City staff member served on the technical advisory working group for the Alameda Countywide Transportation Plan and provided input for the Regional Transportation Plan and the draft Plan Bay Area Sustainable Communities |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|---|-----------|------------------|---|
| | | On-going | 0-5 years | |
| | priorities with neighboring jurisdictions. | | | Strategy, which is now undergoing environmental review. The City drafted a Complete Streets Policy in 2012 to qualify for One Bay Area Grant funding. The City Council approved an appropriation of \$6,500 from Measure B Bicycle and Pedestrian funds for three bicycle "Fix-It" stations. |
| T-A-5 | Actively work with the California Department of Transportation to promote pedestrian and bicycle accessibility at the Powell Street and Ashby Avenue freeway interchanges and along San Pablo Avenue. | X | PW, PB, DOT, EDH | Staff coordinated with Oakland for bicycle infrastructure improvements at the intersections of 53rd St. and San Pablo Ave., where 40th St. intersects Hollis St. and Emery St., and along 40th St. between San Pablo Ave. and Adeline St. Staff coordinated with the City of Berkeley to connect the Greenway to the 9th St. Bicycle Boulevard. |
| T-A-7 | Consider the transportation needs of seniors and disabled persons. Refer to Senior and Disabled Transportation Needs Assessment, October, 2006 | X | CS, PW, ACo | The Powell Street Pedestrian Safety project was completed in 2011. Since Measure B1 did not pass, new funding for the I-80 Pedestrian/Bicycle Bridge Crossing of I-80 at 64th Street will need to be identified. The City coordinated with Caltrans for a Safe Routes to School grant for a pedestrian crossing on San Pablo Avenue (see Action T-A-10 below). |
| T-A-8 | Maintain and update every ten years a Pedestrian and Bicycle Plan that defines a cohesive pedestrian network of public sidewalks, paths, and street crossings that make walking convenient, safe to travel, and are universally accessible. | X | EDH, PB | The Community Services Department's Senior Center continues to provide the following services for seniors and people with disabilities-East Bay Paratransit Discounted Ticket program, Taxi Ride Reimbursement program, BART Discounted Ticket program, Meals on Wheels Food Delivery program, and the "8-To-Go" Senior and People with Disabilities on demand shuttle service. |
| T-A-9 | Maintain and update every ten years a Pedestrian and Bicycle Plan that defines | X | PB, PW, EDH | See T-A-8 above. |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|--|-----------|--|---|
| | | On-going | 0-5 years | |
| | a cohesive bikeway network of paths, lanes, routes and boulevards that make biking convenient, safe to travel, and accessible. | | | |
| T-A-10 | Participate with the Emery Unified School District to identify measures to enhance pedestrian circulation to and from the local public school sites, parks, the Center of Community Life, and other local community service locations. Participate in and support recommendations of the Safe Routes to Schools program. | X | PB, PW, ETMA, EU ^{”SD} , CS, PD | Staff is currently reviewing designs for crossing improvement projects to improve safety on San Pablo Avenue at 43rd Street, 45th Street, and 47th Street for a Safe Routes to School Grant. The City will be issuing a request for proposals for engineering plans for this project in 2013. |
| T-A-11 | Install and maintain detection loops at signalized intersections that are sensitive to bicycles, including those with aluminum frames. | X | PW | Staff has continued checking intersections in 2012 and anticipates completing checking these intersections in June 2013. The intersections on Essex and 40 th Streets were upgraded to video detection to improve the detection of cyclists. |
| T-A-12 | Urge public transit vehicles to carry bicycles | X | PW, ETMA, AC | Completed. All public transit vehicles providing service in Emeryville and all Emery Go-Round buses have bicycle racks. |
| T-A-13 | Actively work with transit providers for free and/or subsidized transit for both local travel within the city and travel to the regional hubs located at the Amtrak Station, the MacArthur BART station, and San Pablo Avenue at 40th Street. | X | PW, ETMA | The Emery Go-Round service implements this action. The City continues to support the Emery Go-Round as an employer member and as an administrator of the Property-based Business Improvement District. |
| T-A-14 | Work with transit providers to expand hours of operation, reduce travel time, and increase frequencies/headways. | X | PW, AC, AMTK, BART, ETMA | Ongoing. The Sustainable Transportation Plan recommends several transit changes and a recent transit infrastructure study recommended City street improvements and Emery Go-Round stop changes. |

| Action Number | Implementation Action | Timeframe | | Dept/ Agency | Status of Implementation |
|---------------|--|-----------|-----------|---------------------------|---|
| | | On-going | 0-5 years | | |
| T-A-15 | Refer to AC Transit's handbook <i>Designing with Transit</i> for integrating transit into the community. | X | | PB | New bus stops were created at the Public Market Green Living Room in 2012, as recommended in <i>Designing with Transit</i> . |
| T-A-16 | Monitor as appropriate the transit system to assess the system's effectiveness in serving Emeryville residents and those working in Emeryville. Make changes to the transit system, as appropriate, to provide an efficient rider-friendly environment that meets the needs of all users including children, seniors, the disabled, and transit-dependent persons. | X | | PB, PW, ETMA, CS, CAO, AC | A Sustainable Transportation Plan was adopted in 2012 which includes recommendations for transit improvements. Emery Go-Round has purchased two new buses with ramps and rear doors to accommodate seniors and the disabled, as recommended in the Sustainable Transportation Plan. |
| T-A-17 | Require all new development (residential and non-residential) to contribute to the Emeryville Transportation Management Association to ensure that Emeryville residents are well served by transit. | X | | PB, ETMA | This action is being implemented on an on-going basis. |
| T-A-18 | Monitor, as appropriate, public parking supply and utilization to identify deficiencies and optimize efficiency to 85 percent. Adjust pricing and supply as appropriate and apply other parking management strategies such as Residential Permit Parking (RPP) to ensure adequate parking availability in residential areas, recognizing the need for adequate parking to support neighborhood businesses. | X | | PW, PB | The Transportation Committee recently decided to consider implementing the North Hollis Parking Plan in 2013. |
| T-A-19 | Study and implement a citywide Transportation Demand Management Program and explore funding | X | | PB, PW, ETMA, CAO, F | The Emeryville Transportation Management Association (ETMA) has implemented several TDM strategies including the Emery Go-Round, some casual carpool sites, carsharing pods, and promotion of the Alameda |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|--|--|-----------|---------------------------------|---|
| | On-going | 0-5 years | | |
| | mechanisms. | | | County Guaranteed Ride Home (GRH) Program. The Sustainable Transportation Plan identifies numerous TDM strategies for the City or ETMA to implement. |
| T-A-20 | Coordinate with stakeholders and interested agencies and parties to explore the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent. | X | PB, CAO, PW, EBRPD, State Parks | No action in 2012. |
| T-A-21 | Maintain designated truck routes to dictate appropriate routes for truck traffic. | X | PW | Completed. The designated truck routes are identified in the General Plan. |
| Parks, Open Space, Public Facilities and Services | | | | |
| PP-A-1 | Prepare a strategic parks master plan. Plan should identify needs, prioritize acquisition, and facilitate a significant reduction in the current deficit in parks and open space acreage. The plan shall also identify options for park financing and implementation, recognizing the challenges of providing new parks in a built-out city. | X | CS, PB, PW, F | A Parks and Recreation Committee is being formed to implement the Parks and Recreation Strategic Plan, which was adopted in 2011. |
| PP-A-2 | Develop a park-programming plan based on assessment of user needs. Plan should maximize open space use and balance active and passive recreational needs for all segments of the community. | X | CS | The Parks and Recreation Strategic Plan includes programming recommendations for identifying sites for new parks to maximize use and for designing and utilizing open spaces for active and passive recreational needs. |
| PP-A-3 | Explore additional joint park facilities and use agreements with surrounding communities and agencies. | X | CS, EUSD | The City and the Emery Unified School District are jointly developing the Emery Secondary School site for the Emeryville Center of Community Life (ECCL) which will include a City park. Although the City has a lease with the District for the use of recreational facilities by the community after school |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|---|-----------|--------------|---|
| On-going | 0-5 years | | | |
| | | | | hours, the gym, pool, and fields at the Emery Secondary School site are closed from Fall 2012 through Fall 2015 due to construction of the ECCL. The play fields at Anna Yates Elementary School will continue to be open to the public after school hours until the ECCL opens. The City and East Bay Regional Park District are working on an agreement and seeking grant funding to jointly manage the design of the Powell Street Frontage/Upland Area of Eastshore State Park. |
| PP-A-5 | Update and implement Five-Year Capital Improvement Program. | X | F, PW, EDH | See LU-A-5. |
| PP-A-6 | Update zoning and subdivision regulations and the zoning map. | X | CAO | See LU-A-1. |
| PP-A-7 | Continue to negotiate with landowners on the acquisition of land to supplement the Center of Community Life. Identify funding opportunities and implement the entire concept. | X | CS, EUSD, F | See PP-A-3. |
| PP-A-8 | Work with other public agencies, including PG&E, AC Transit, Amtrak, the Post Office and the School District and local neighborhoods on appropriate land uses for sites no longer needed by the respective public agency. | X | PB, CS, EUSD | No action in 2012. |
| PP-A-9 | Continue to provide ongoing and one-time cultural and recreation events for all members of the community—youth, adults, and seniors. Promote programs through City newsletter and website. | X | CS | The City of Emeryville's Community Services Department, has created partnerships and continues collaborations with other City Departments, Businesses, and Not-For-Profits, and the Emery Unified School District to provide continuous and one-time cultural and recreation events for all members of the community. These programs and events we're promoted through the City's website and the City News and Activity Guide, which is mailed to all Emeryville addresses and distributed to businesses three times |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------------|---|------------------|--------------|---|
| | On-going | 0-5 years | | |
| | | | | a year. These programs and events included youth sports, camps, enrichment programs, themed events, after school programs and aquatic programs. The Community Service Department also provides enrichment classes and exercise classes for adults as well as family events and activities. Senior trips, enrichment classes, themed events, and health and wellness programs are ongoing and are promoted in the Senior Center monthly newsletter the LINK. |
| PP-A-10 | Prepare a strategic plan and design documents for an Arts and Cultural Center. | X | EDH | The non-profit Emeryville Center for the Arts is currently seeking funding to develop the Arts and Cultural Center due to the loss of redevelopment funds. |
| PP-A-11 | Conduct a feasibility study for a new location and building for Police Administration facilities. | More than 5 yrs. | PD, PW | The City renovated the Police Department building in 2012. |
| PP-A-12 | Continue to operate the Community Emergency Response Team (CERT) Program. | X | FD | The Alameda County Fire Department will be conducting CERT courses in 2013, none were conducted in 2012. |
| PP-A-13 | Continue to coordinate with utilities service providers as necessary (i.e. PG&E, EBMUD) | X | PW | PG&E continues to provide the city with data. EBMUD continues to provide the City with water budget reports every two years for each of the irrigated areas of the City. The data from both of these sources continues to improve and the City utilizes the data to reduce energy and water usage. In December 2012, the City received a new Greenhouse Gas inventory from PG & E to assess progress towards 2020 Climate Action Plan goals. |
| PP-A-14 | Continue to require development projects to replace or upgrade sanitary sewer systems. | X | PW | A private lateral replacement ordinance was developed in 2011 and is now in effect. In 2012, 49 sewer laterals were replaced and 4 were repaired. |
| Urban Design | | | | |
| UD-A-1 | Prepare Design Guidelines | X | PB | Completed. See LU-A-4. |
| UD-A-2 | Prepare, update, and implement neighborhood and area plans. | X | PB, PW, EDH | See LU-A-3 |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|---|------------------|--------------|---|
| | On-going | 0-5 years | | |
| UD-A-3 | Update the Zoning Ordinance. | X | PB, CAO | See LU-A-1 |
| UD-A-4 | Prepare citywide streetscape plan. | More than 5 yrs. | PB, PW, EDH | The Sustainable Transportation Plan contains strategies and implementation measures for streetscape improvements in the City for the purposes of pedestrian and bicycle connectivity and safety. |
| UD-A-5 | Update Capital Improvements Program. | X | F, PW, EDH | See LU-A-5 |
| UD-A-6 | Utilize Site Plan Review. Identify options for pedestrian circulation. Extend street grid wherever possible. Require buildings within identified gateway areas to emphasize entry into the city through architectural elements. | X | PB | No major projects were approved in 2012 where pedestrian circulation improvements could be implemented. |
| UD-A-7 | Invest in signage, public art, and streetscape improvements at identified city gateways. | X | EDH, PW | The City is initiating an ad hoc committee to develop and implement the Shellmound Art Walk, a public art and landscaping concept for the Powell Street overpass and the area under it. This project will implement the Shellmound Design Guidelines. The intent will be to strengthen the pedestrian-oriented streetscape and amenities and ultimately unify Emeryville's retail district linked by Shellmound Street. A housing project at 3706 San Pablo Avenue will include public art in the future. |
| UD-A-8 | Improve the city's physical appearance through maintenance and façade renovations of older residential and industrial building stock. Support community-driven neighborhood beautification programs by emphasizing rehabilitation grants and low-interest loans | X | EDH, PB, PW | The Successor Agency completed ongoing façade improvement program contracts in place prior to the dissolution of redevelopment. The City also offers CDBG funded housing rehabilitation loans and has received a \$180,000 Calhome rehabilitation grant and a \$540,000 Calhome acquisition and rehabilitation grant that will be used to fund future rehabilitation loans. In 2012, the City completed 5 rehabilitation projects and partnered with Rebuilding Together to complete 3 rehabilitation projects. |
| UD-A-9 | Utilize the City's Public Art Fund to | X | EDH | The City of Emeryville continued to implement its bus shelter public art |

| Action Number | Implementation Action | Timeframe On-going | 0-5 years | Dept/ Agency | Status of Implementation |
|---------------------------------------|--|-----------------------|-----------|-----------------|--|
| | expand public art within the city along key pedestrian streets and at major gateways like Hollis Street, San Pablo Avenue, and Powell Street. Continue support for Emeryville Arts in Public Places Program, with special emphasis on locating art in new parks and greenways. | | | | program. The bus shelters public art program runs until October 2014, and brings the work of local artists to bus riders as well as other passers-by at the intersections of Bay St. and Shellmound St., 40 th St. and Emery St., Hollis St. and 63 rd St., and Powell St. and Commodore Dr. A panel will review proposals for a sculptural installation at Point Emery on January 30, 2013. The City is updating the Public Art Map, with anticipated completion in the Spring of 2013. A building permit application has been submitted for the public art piece "Peninsula Tell-Tale". This piece will be reinstalled along the Marina Trail by June 2013. An ad hoc committee has been formed to develop and implement the Shellmound Art Walk (See UD-A-7). |
| UDA-10 | Develop and implement new sign regulations. | X | | CAO | New sign regulations have been developed in conjunction with the new Planning Regulations. See LU-A-1. |
| Conservation, Safety and Noise | | | | | |
| CSN-A-1 | Plant new trees and other plantings, and maintain existing healthy trees to improve air quality and reduce the urban heat island effect. | X | | PW | In 2012, the Staff planted 20 new trees throughout the city. Tree planting is required of new development projects. The City trims and maintains trees on public property on an on-going basis. New inventories are done about every four years. |
| CSN-A-2 | Continue working with the San Francisco Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System permit process for the protection of surface and groundwater quality. | X | | PW | This action is being implemented on an on-going basis. In 2012, the following projects were under construction and implemented best practices for the NPDES permit process: Ambassador Housing, Parkside Apartments, 64 th Street and Christie Avenue project, Bakery Lofts Phase IV, and Ocean Avenue Townhomes. |
| CSN-A-3 | Implement EBMUD Water efficiency requirements for new and rehabilitation projects. | X | | PW | Completed. The City Council adopted a Bay Friendly Water Efficient Landscape Ordinance in 2012 that integrates EBMUD's water efficiency requirements into a state mandated landscaping ordinance. |
| CSN-A-4 | Disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative | X | | ACO, PW | This information is disseminated through the City's stormwater public information and bay friendly public information materials. Staff disseminated these materials at Earth Day and Coastal Cleanup Day. The Our Water Our |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|--|-----------|------------------------|---|
| | Implementation Action | On-going | 0-5 years | |
| | measures, for home and garden use. | | | <i>World</i> program works with Home Depot and other stores to promote less toxic products for home and garden use. The City helps to fund the OWW program as a member of the Countywide Clean Water program. |
| CSN-A-5 | Support the East Bay Regional Parks District in the maintenance and protection of the biological resources in the Emeryville Crescent portion of the Eastshore State Park, while studying the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent. | X | PW, EBRPD, State Parks | No action in 2012. |
| CSN-A-6 | Identify historic and cultural resources within Emeryville and continue to refine and implement ordinances pertaining to architecturally significant structures, to ensure adequate recognition and incentives for reuse. | X | PB | The section on significant structures has been refined in the Planning Regulations. A working group is further refining this section. |
| CSN-A-7 | Offer funding through the Redevelopment Agency for façade preservation projects. | X | EDH | Funding is no longer available due to the loss of the Redevelopment Agency. The City is requiring the preservation of two facades for the Papermill residential project. The new Planning Regulations provide height and density bonuses for projects with significant structures that preserves facades. |
| CSN-A-8 | Cooperate with appropriate government agencies and public and private organizations to address seismic hazards and flooding risks due to dam inundation, tsunami, sea level rise, or major flood events. | X | PB | The City is participating in the San Francisco Bay Conservation and Development Commission's (BCDC) Adapting to Rising Tides pilot project. We have helped BCDC to assess risks in 2012, and the group plans to devise adaptation strategies in 2013. |
| CSN-A-9 | Implement and update emergency management operations plan, including evacuation routes, cache of supplies, and | X | FD | The City contracted with the Alameda County Fire Department to provide emergency services in 2012, including assistance with updating the Emergency Operations Plan, maintaining the EOC, and providing training to |

| Action Number | Implementation Action | Timeframe | | Dept/ Agency | Status of Implementation |
|---------------|--|-----------|-----------|----------------|---|
| | | On-going | 0-5 years | | |
| | Training of City staff, as necessary, as the city continues to develop. | | | | City staff. Staff has identified the best case scenario of updating the EOC and completing staff training by the end of 2013. |
| CSN-A-10 | Periodically update the Local Hazard Mitigation Plan (LHMP). | X | | FD, PD, PW, PB | No action in 2012. Staff anticipates hiring a consultant to begin updating the LHMP in 2013. |
| CSN-A-11 | Continue to work with the Alameda County Waste Management Authority & Recycling Board (StopWaste.Org) regarding disposal of hazardous materials. | X | | PW, ACo, FD | The City continues to contract with the Waste Management of Alameda County (WMAC) (a private company) to support the proper disposal of used batteries, compact fluorescent lights, and sharps. The City has started working with the nonprofit, Paint Care, for the recycling or safe disposal of paint. The City is working with StopWaste.Org to collect pharmaceutical drugs. The City also continues to send other hazardous waste to the Household Hazardous Waste Facility in Oakland. |
| CSN-A-12 | Continue working with the Alameda County Flood Control and Water Conservation District. | X | | PW, ACo | The City coordinated with the Alameda County Flood Control and Water Conservation District in increasing the capacity of a storm drain main for flood protection purposes. This storm drain main improvement spans along 62 nd Street from Vallejo Street to Overland Avenue and along Overland Avenue from 62 nd Street to 64 th Street and underneath the train tracks at 64 th Street. |
| CSN-A-13 | Utilize Site Plan Review process to ensure public health and safety, and the protection of natural and cultural resources. | X | | PB | This action is implemented on an on-going basis. Common required conditions include remediating for lead and asbestos, dust control measures, measures for preserving archaeological resources, fire and emergency safety measures, Site Security Management Plan, replacement of trees, and stormwater pollution prevention practices. |
| CSN-A-14 | Update Zoning Ordinance. | X | | PB, CAO | See Action LU-A-1. |
| CSN-A-15 | Update Capital Improvements Program. | X | | F, PW, EDH | See Action LU-A-5. |
| CSN-A-16 | Implement Climate Action Plan in coordination with all City departments. | X | | PW | In December 2012, the City received a new Greenhouse Gas inventory from PG & E to assess progress towards 2020 Climate Action Plan goals. |
| CSN-A-17 | Establish conditions of approval for | X | | PB | Completed. There are also provisions addressing noise impacts of |

| Action Number | Implementation Action | On-going | 0-5 years | Dept/ Agency | Status of Implementation |
|-----------------------|--|----------|-----------|--------------|---|
| | mechanical equipment with potential noise impacts. | | | | mechanical equipment in the proposed Planning Regulations (see LU-A-1). |
| CSN-A-18 | As part of development review, ensure that all development located within future noise exposure (as shown on Figure 6-10) levels greater than "Normally Acceptable" must complete a noise study and implement appropriate mitigation measures to bring interior noise levels to "Acceptable" levels. | X | | PB | There were no new proposals for development within this noise exposure area in 2012. |
| CSN-A-19 | Coordinate with the Public Utilities Commission and other public agencies to develop railroad quiet zones. | X | | PB | In 2011 City staff sought the inclusion of Railroad quiet zones by the Alameda County Transportation Commission in MTC's Regional Transportation Plan. Since Measure B did not pass in 2012, a new funding source will need to be identified to develop railroad quiet zones. |
| Sustainability | | | | | |
| ST-A-1 | Implement Climate Action Plan in coordination with all City departments. | X | X | PW | See Action CSN-A-16 above. |
| ST-A-2 | Adopt the United Nations Environmental Accords by Resolution with a plan for implementing 14 of the 21 actions by 2012. | X | X | PW | As of December 31, 2012, the City completed 14 of the 21 actions laid out by the United Nations Environmental Accords. |
| ST-A-3 | Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEED™), and Bay-Friendly Landscape Scorecard into all new construction and rehabilitation projects. | X | X | PW | All projects with landscapes of at least 1,000 square feet must meet requirements of the Water Efficient Landscaping Ordinance including following Bay-Friendly Landscaping principals. Examples include landscaping plans for the Black Bear Diner and Novartis. |
| ST-A-4 | Implement civic green building resolution | X | X | PW | The rehabilitation of the Police Station in 2012 received a LEED rating of |

| Action Number | Implementation Action | Timeframe | Dept/ Agency | Status of Implementation |
|---------------|---|-----------|--------------|--|
| | | On-going | 0-5 years | |
| | requiring City projects to follow green building and Bay-Friendly Landscaping requirements. | | | Silver. All projects with landscapes of at least 1,000 square feet must meet requirements of the Water Efficient Landscaping Ordinance including following Bay-Friendly Landscaping principals. An example includes the renovation of Temescal Creek Park. |
| ST-A-5 | Implement green building ordinance requiring Public-Private Partnership projects to be follow green building and Bay-Friendly Landscaping requirements. | X | PW | The City promotes and/or requires green building for public-private partnerships on a case-by-case basis. The Emery Station Greenway building built in 2012 was required to have a LEED Silver rating. If an affordable housing project at 3706 San Pablo Avenue is built, it will require a LEED Silver rating. |
| ST-A-6 | Develop and implement an environmentally preferable municipal purchasing program. | X | PB, EDH | Staff developed a draft purchasing program in 2012. |
| ST-A-7 | Identify sites for developers to provide sites for farmers' markets. | X | PB, EDH | No action in 2012. |

2012 General Plan Annual Progress Report

Exhibit B: Housing Element Annual Implementation Report- 2012

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction
Reporting Period City of Emeryville 1/1/2012 to 12/31/2012

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

Table A

| Housing Development Information | | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | | Housing without Financial Assistance or Deed Restrictions | | |
|---|---------------|-------------------------------|-----------------------------------|------------|-----------------|-----------------------|-----|-----|-------------------------|--|--|-----------------------|---|------------------|---|
| 1 | 2 | 3 | 4 | 5 | 5a | 6 | 7 | 8 | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | See Instructions | See Instructions | |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Income | | | | | | | | | | | | |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | | | | | | | |
| Parkside | 5+ | R | 8 | 0 | 13 | 152 | 173 | 173 | | | | | INC | | 0 |
| Ambassador | 5+ | R | 68 | 0 | 0 | 1 | 69 | 69 | | | | | RAC | | 0 |
| | | | | | | | | | | | | | RD&A | | |
| | | | | | | | | | | | | | Other: County HOME Funds | | |
| | | | | | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | | | | | 13 | 153 | | | | | |
| (10) Total by income Table A/A3 | 76 | 0 | 13 | 13 | 153 | 242 | 242 | | | | | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | | | | | |

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction
City of Emeryville
1/1/2012 to 12/31/2012
 Reporting Period

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Income | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|-----------------------------------|-----------------|------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 |
| (5) Total Units by Income | 0 | 0 | 0 | 0 |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2012 to 12/31/2012

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(bnot including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|--|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for Moderate | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| No. of Units Permitted for Above Moderate | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Emeryville
 Reporting Period 1/1/2011 to 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low Deed Restricted | 186 | 5 | 0 | 0 | 0 | 5 | 0 | 76 | | | 86 | 100 |
| Low Non-deed restricted Deed Restricted | 174 | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | | 9 | 165 |
| Moderate Non-deed restricted Deed Restricted | 219 | 18 | 15 | 0 | 0 | 0 | 0 | 13 | | | 46 | 173 |
| Above Moderate | 558 | 95 | 123 | 127 | 0 | 0 | 6 | 153 | | | 504 | 54 |
| Total RHNA by COG. Enter allocation number: | 1,137 | 124 | 141 | 127 | | 5 | 6 | 242 | | | 645 | 492 |
| Total Units ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | | |
| Remaining Need for RHNA Period | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

2010 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2011

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction:
City of Emeryville
Reporting Period:
1/1/2012 to 12/31/2012

Table C

Program Implementation Status

| Housing Programs Progress Report - Government Code Section 65583. | | | | |
|--|--|--|----------------------|--|
| Program Description (By Housing Element Program Names) | | Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | | |
| | | Objective | Timeframe in H.E. | Status of Program Implementation |
| Goal I. Preserve existing housing stock | | | | |
| Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds. | Objective I-A. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program. | Every two years with Budget Cycle | | Due to the demise of the Emeryville Redevelopment Agency this program will only be funded through CDBG Funds. The CDBG program funded four projects in 2012 (\$39,885). The breakdown is as follows: 1 exterior paint grant, 1 minor home repair grant and 2 accessibility grants. |
| Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year. | Objective I-A. | Annually | | The program is reviewed on a monthly basis to determine encumbered funds, pending projects and available funds. Each year, the CDBG Allocation is reviewed and funds are budgeted for this program. |
| Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the city's website, participation at community wide events, and annual, targeted mailings to landlords and homeowners in the City's older residential neighborhoods. | Objective I-A. | Annually | | The City has marketed the rehabilitation program through the quarterly Emeryville Activity Guide; the City's website on the Economic Development and Housing Department webpage; quarterly on the City's TV Channel – E-News; and at a meeting. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
|---|--|----------------------|---|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis. | <i>Objective I-B. Maintain and improve existing older housing stock, especially the older residential housing located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i> | Ongoing | The Community Preservation Committee administers this program, assisted by the Chief Building Official and City Attorney. This committee is an interdepartmental committee that meets quarterly to track progress with problem properties and facilitates cooperation between other city departments to resolve maintenance issues with property owners. |
| | | | |
| | | | |
| Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures. | <i>Objective I-B.</i> | Ongoing | The interim zoning regulations prohibit the demolition of a residential building unless the following criteria are met: The existing structure will be replaced with as many units of the same or better design and must be compatible with the community, the existing building is irrevocably damaged; the building is irrevocably contaminated; the building will be replaced by publicly accessible landscaped open space; or it is in the best interest of the public health, welfare, and safety for it to be demolished. The draft Planning Regulations also include these provisions (Section 9-5.1206(b)). |
| | | | |
| | | | |
| | | | |
| Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development. | <i>Objective I-C. Minimize the loss of affordable units and displacement of residents of lower and moderate income through implementation of State Community Redevelopment law provisions relating to relocation and replacement housing.</i> | Annually | No residential units were demolished in 2012. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development. |
| | | | |
| | | | |
| | | | |

| Housing Programs Progress Report - Government Code Section 65583. | | | |
|---|--|----------------------|--|
| Program Description (By Housing Element Program Names) | Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | | |
| | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy 1-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of affordable residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project action. | Objective I-C. | As projects proposed | No Affordable Rental Units were lost due to Redevelopment sponsored or assisted project actions. Due to the demise of the Emeryville Redevelopment Agency, there is no longer reports due to the State Department of Housing and Community Development. |
| Policy 1-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required. | Objective I-C. | As projects proposed | No relocations were required during 2012. Due to the demise of the Emeryville Redevelopment Agency, there is no longer reports due to the State Department of Housing and Community Development. |
| Goal II. Promote a range of affordability levels | <i>Objective II-A. Ensure that the Zoning Ordinance continues to facilitate the development of affordable housing.</i> | FY 11/12 | Emeryville's overall fair share allocation for the planning period 2009 to 2014 is 1,137 housing units. Table 3-2 of the Emeryville Housing Element identifies appropriate and available sites zoned to accommodate 1,144 housing units, exceeding the allocation by seven units. As indicated in the table the potential densities of the sites are based upon interim zoning regulations, enacted on November 12, 2009 to insure zoning consistency with a newly adopted General Plan. The new Planning Regulations, which were adopted in February 2013, will not change the zoning map of the interim zoning regulations and will continue to accommodate those housing densities. |
| Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need. | | | |
| Policy II-A-2. Incentivize the provision of extremely low, very low, low, and moderate income housing in conjunction with the revision to the Density Bonus Ordinance to ensure compliance with State Density Bonus Law. | Objective II-A. | FY 11/12 | The new Planning Regulations include a Density Bonus which complies with State density bonus law. |
| Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law. | Objective II-A. | FY 11/12 | The new Planning Regulations will facilitate the development of secondary dwelling units by allowing by-right (non-discretionary) development of units that meet specific requirements. The new ordinance will bring the regulations into compliance with State law. |

| Program Description (By Housing Element Program Names) | | Housing Programs Progress Report - Government Code Section 65583. | | |
|---|--|---|--|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation | |
| Policy II-A-4. Continue implementation of the Affordable Housing Set Aside Ordinance to ensure inclusion of Below Market Rate Units in residential projects of 30 or more units. | Objective II-A. | As projects proposed | No private residential developments subject to the AHSA ordinance received their planning approvals in 2012. However, two projects that have previously received their planning approvals, Parkside and 64th and Christie, continued their development process. Parkside received its building permit in 2012. 64th and Christie is expected to receive its building permit in early 2013. | |
| Policy II-B-1. Make extremely low, very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund. | Objective II-B. Support housing opportunities for extremely low, very low, low and moderate income households. | Annually | An RFQ/P was issued in 2012 for an affordable housing project at 3706 San Pablo Avenue. Increased affordability was a criteria for awarding the project. Proposals are due in 2013. | |
| Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible. | Objective II-B. | Where feasible as RFP's issued | See status of Policy II-B-1 | |
| Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of extremely low, very low, and/or low income units. | Objective II-B. | As Affordability Agreements are Negotiated | The 64th and Christie project that was negotiated in 2010 will begin construction in 2013 with 29 very low income units. The Parkside project will meet the inclusionary requirements but have not included further affordability. | |
| Policy II-B-4. Continue funding of the City's First Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that downpayment assistance can be provided to support homeownership opportunities for very low, low, and moderate income household purchasing homes in Emeryville. | Objective II-B. | Every two years with Budget Cycle | The Emeryville Redevelopment Agency no longer exists. The program is currently unavailable due to lack of funds. | |

| Housing Programs Progress Report - Government Code Section 65583. | | | | |
|---|---|----------------------|---|--|
| Program Description (By Housing Element Program Names) | Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | | | |
| | Objective | Timeframe in H.E. | Status of Program Implementation | |
| Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units available to low and very low income households, whenever possible. | Objective II-B. | Ongoing | The City was awarded a \$720,000 grant from the State Housing and Community Development Department CalHOME Program. In 2012, only 18,000 remained under CalHOME grants awarded before 2010 and was insufficient to provide assistance. The \$ 1 million in grant funds awarded in 2010 were not available until mid 2011. Due to the uncertainty and unavailability of redevelopment agency funds during 2011, CalHOME loans could not be used for BMR units because the grant requires additional subsidy for price restricted units and no redevelopment funds were available. The Ambassador Housing Project was awarded over \$10 million in Affordable Housing Tax Credits in 2011. | |
| Policy II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville. | Objective II-B. | | The City of Emeryville has coordinated with the Alameda County Housing Authority Family Self-Sufficiency Program to provide information about City of Emeryville homebuyer loan programs in previous years; however, no BMR Units designated for very-low income units were on the market in 2012. | |
| Program II-C-1. Continue implementation of the City Foreclosure Prevention and Predatory Lending Prevention Strategy so long as required during the Bay Area foreclosure crisis. | Objective II-C. Sustain affordable housing availability for existing participants in the City's Below Market Rate and Market Rate Homebuyers Program. | Ongoing | In 2012, the City continued to implement its Eight-Point Foreclosure Prevention and Predatory Lending Prevention Strategy. The City's strategy includes providing information and referral information to property owners who are in default; tracking foreclosure data; convening workshops for homeowners on refinancing, loan modification and foreclosure prevention; assisting Emeryville residents who are participants in City homebuyer or rehabilitation loan programs who having difficulty making their mortgage payments or are in default on their first mortgages; updating the City's website to include relevant information and referrals to federally approved housing counseling agencies; distributing information throughout the City and at City Hall; and working with other local jurisdictions, the Emeryville Chamber of Commerce, and local mortgage lenders to do community outreach and education. | |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
|---|--|--|---|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| | | | In 2012, the City assisted 45 program participants in distress. A BMR unit designated for a low-income household in the Terraces was foreclosed upon, but it did not sell at auction, and is currently being marketed as a REO property. Two units with City loans were foreclosed upon, representing a loss of \$54,600. There was one short sale of City loans, where the City forgave \$15,360 of accrued interest and partial principal out of a total \$23,216 owed in principal and interest. |
| Goal III. Promote development of affordable housing for persons with special needs. | | | |
| Policy III-A-1. Support inclusion of extremely low and very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units. | Objective III-A. Support development of affordable housing for disabled people, people living with HIV/AIDS, single families, and seniors who are extremely low, very low, low or moderate income. | As Affordability Agreements are Negotiated | No private residential developments were subject to the AHSA ordinance in 2012. |
| Policy III-A-2. Support inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDS-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance or as set-aside within Agency-sponsored rental affordable developments. Ensure that support services are provided to tenants of these units. | Objective III-A. | As Affordability Agreements are Negotiated | The Parkside project will meet the inclusionary requirements but have not included further affordability or services. |
| Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments. | Objective III-A. | FY 11/12 | Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. Provision of RCFE may be considered eligible for bonuses under the "alternative public benefit" category by determination of the City Council. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
|---|---|----------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy III-A-4. Continue to support the County-wide long range effort to prevent and end homelessness, the "EveryOne Home - Alameda Countywide Homeless and Special Needs housing Plan", and monitor the Plan's progress through City participation in the collaborative groups such as the EveryOne Home Leadership Board, the Alameda County Urban County Technical Advisory Committee and the Alameda County HOME Consortium Technical Advisory Committee. | Objective III-A. | Ongoing | Staff continues to represent Emeryville at the EveryOne Home Plan meetings. The City funds the Emeryville share of the Homeless Management Information System (HMIS) through CDBG funds. |
| Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as attract new residents. | | | |
| Policy IV-A-1. Continue support of residential mixed use development through broader General Plan and update of zoning regulations. | Objective IV-A. Ensure that the Zoning Ordinance facilitates the development of a variety of housing types. | FY 11/12 | The General Plan land use element and interim zoning regulations designate approximately one-fourth of the city's land area for residential mixed use development. The new Planning Regulations are consistent with the interim zoning regulations. |
| Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted use in light industrial zones and mixed use zones. | Objective IV-A. | FY 11/12 | The interim zoning regulations adopted on November 12, 2009 allow live/work units with a conditional use permit in all residential, mixed use, commercial and industrial zones. Live/work units that involve higher impact 'work' activities are limited to industrial zones. The new Planning Regulations, which were adopted in February 2013, are consistent with the interim regulations. |
| Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville's housing stock. | Objective IV-A. | FY 10/12-ongoing | The new Planning Regulations provide a bonus for density, floor area ratio, and/or building height for residential projects that provide family friendly housing. Family friendly units must have a minimum of three bedrooms, in-unit laundry hook-ups, and an additional 15 square feet of common open space. Interim zoning regulations are consistent with the bonuses allowed in the draft Planning Regulations. The Ambassador Project includes 25 three-bedroom units and the Parkside project includes 11 three-bedroom units. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the | | |
|---|--|----------------------|---|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy IV-A-4. Revise the Zoning Ordinance to be in compliance with Senate Bill 2, effective January 1, 2008, requiring establishment of a zoning district allowing emergency shelters without a conditional use permit or other discretionary approval and ensuring that transitional and supportive housing developments are considered as a residential use of property subject only to those restrictions that apply to other residential uses of the same type in the same zone. | Objective IV-A. | FY 11/12 | The new Planning Regulations allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district (Figure 9-3.103(a)). Staff plan to amend the Planning Regulations in 2013 such that transitional and supportive housing developments are subject only to those restrictions that apply to other residential uses of the same type in the same zone. |
| Policy IV-A-5. Revise the Zoning Ordinance to clarify that group homes and residential care facilities for six or fewer residents be subject only to those same restrictions that apply to other single family uses. | Objective IV-A. | FY 11/12 | The new Planning Regulations treat group homes and residential care facilities for six or fewer residents the same as single unit residential uses (Section 9-5.211). |
| Policy IV-A-6. Revise the Zoning Ordinance to allow exemptions from design review for projects with a negligible visual impact, and to reduce the level of review to minor design review for one- and two-unit residential buildings and accessory dwelling units. | Objective IV-A. | FY 11/12 | The new Planning Regulations allow the Planning Director to exempt projects with a negligible visual impact from design review (Section 9-7.403(b)). The proposed Planning Regulations also only require minor design review for single unit and two unit residential uses (Section 9-7.404(a)(1)). |
| Policy IV-A-7. The City adopted an update of its General Plan including new General Plan Designations on October 13, 2009. The capacity assumptions for sites included in Table 3-3 are based on the newly-established General Plan designations and interim zoning classifications. To ensure sites in the inventory are adequate to accommodate the City's regional need, the City will amend zoning to adopt the interim densities as identified in the sites inventory. | Objective IV-A. | FY 11/12 | The new Planning Regulations are consistent with the General Plan and interim zoning and will maintain the residential capacities for the sites identified in the sites inventory of the Housing Element. |

| Housing Programs Progress Report - Government Code Section 65583. | | | | |
|---|---|--|--|----------------------------------|
| Program Description (By Housing Element Program Names) | Describe progress of all programs including local efforts to remove governmental constraints to the | Objective | Timeframe in H.E. | Status of Program Implementation |
| Program IV-B-1. Continue special homebuyers assistance terms through the city's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units. | Objective IV-B. Promote opportunities for affordable housing that serves locally identified target groups, including teachers of the Emery Unified School District, City personnel, families with children, and artists/craftspeople. | ongoing/annually | Due to the elimination of redevelopment, the City is no longer able to offer affordable homeownership assistance to locally identified target groups. | |
| Program IV-B-2. Continue Special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance up to 20% of the purchase price to city of Emeryville employees who are any income for market units and very low moderate income for below market rate units. | Objective IV-B. | ongoing/annually | Due to the elimination of redevelopment, the City is no longer able to offer affordable homeownership assistance to locally identified target groups. | |
| Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set Aside Ordinance. | Objective IV-B. | as affordability Agreements are Negotiated | No private residential developments were subject to the AHSA ordinance in 2012. These set asides have been available through priorities in the lottery process for new BMR units sold by the developers. Two EUSD teachers have purchased new BMR units in prior years. | |
| Policy IV-B-4. Promote housing designed to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities. | Objective IV-B. | FY09/10 | The new Planning Regulations provide developers with bonuses for residential density, floor area ratio, and/or building height who provide a public benefit, including family friendly housing meeting certain conditions. Some of these conditions are that all family friendly units shall have a minimum of 3 bedrooms, in-unit laundry hook-ups, and 15 additional square feet of common open space. | |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
|--|---|----------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period. | Objective IV-B. | FY09/10 | The City conducted primary research and wrote the document "Social and Physical Indicators of Successful Affordable Family Housing". This document is included in the 3706 San Pablo Avenue RFQ/P. |
| Policy IV-B-6. Ensure that new residential developments that include a set-aside of below market rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below market rate live/work units by artists/craftspeople. | Objective IV-B. | As projects proposed | The Parkside project includes an affordable live/work unit. |
| Policy IV-B-7. Encourage development of affordable live-work space for artists and craftspeople. | Objective IV-B. | As projects proposed | The interim zoning regulations enable live-work development throughout most of the city (see Policy IV-A-2 above). The Parkside Project, which includes 8 live-work units, submitted revised structural designs on 4/12/12. |
| Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless. | | | |
| Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project's shelters, transitional housing, and Multi-Service Center to provide housing, meals and other support services to homeless individuals who have resided in Emeryville. | Objective V-A: Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless. | Annually | Each year, a portion of the City's administrative funds are used to provide funding to Berkeley Food and Housing Project which provides shelter and services to homeless individuals who have resided in Emeryville. |
| Program V-A-2. Continue providing information at City Hall and through City's website on resources available for emergency housing assistance. | Objective V-A: | Quarterly | The City's website continues to provide resources for Emergency Housing Assistance. |
| Program V-A-3. Improve City departmental coordination to ensure that information is made available on resources available to assist Emeryville families and households at-risk of homelessness. | Objective V-A: | Annually | Information is available on the Emeryville website. In addition, the City conducts three foreclosure prevention workshops each year for households facing the loss of their housing. In addition, tenants facing eviction are directed to ECHO Fair Housing or the East Bay Community Law Center for assistance. |

| Housing Programs Progress Report - Government Code Section 65583. | | | | |
|--|---|--|--|--|
| Program Description (By Housing Element Program Names) | Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | | | |
| | Objective | Timeframe in H.E. | Status of Program Implementation | |
| Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals. | Objective V-A: | Annually | No progress has been made on this objective. | |
| Program V-A-5. Assist in the development of affordable rental units serving extremely low income households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments whenever feasible. Ensure that support services are provided to tenants of these units. | Objective V-A: | As Affordability Agreements are Negotiated | The Ambassador project will have eight units restricted to very low income households. The RFQ/P for 3706 San Pablo included increased affordability as a criteria for awarding the project. Proposals are due in 2013. | |
| Goal VI. Promote equal opportunity in housing. | | | | |
| Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords. | Objective VI-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income. | Annually | The City of Emeryville is a member of the Alameda County Urban County, which is an entitlement jurisdiction for federal Community Development Block Grant funds. The Urban County enters into a contract with Hayward/Oakland-based ECHO Fair Housing to provide fair housing services to Emeryville residents. | |
| Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and community-wide events. | Objective VI-A. | Quarterly/ Annually | The counseling service is advertised on the public service television channel and in local periodicals. Information is also available at the City Hall reception area; on the Economic Development and Housing Department's webpage under Community Resources; and as part of Alameda county's 2-1-1 information phone line. | |
| Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance. | Objective VI-A. | As marketing plans are submitted | Equal opportunity in housing is required in marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance and any Affordability Agreements executed as part of a DDA or OPA with the Agency. | |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
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| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements. | Objective VI-A. | As Affordability Agreements are Negotiated | Equal opportunity and anti-discrimination language is included in all contractual agreements with the City. |
| Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities. | Objective VI-A. | | In 2012 the City awarded three accessibility grants. Two were completed in 2012 and one in early 2013. |
| Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and | Objective VII-A. Encourage | Ongoing | |
| Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites. | the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance. | | The elimination of the Agency in 2012 necessitated the CIERRA program be transferred to the City and a revised program agreement with the State was signed in 2012. The program was marketed to a private housing developer at the former Maz site at 3800 San Pablo Avenue. No housing remediation was funded through CIERRA in 2012. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65533. Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | | |
|---|--|----------------------|---|
| | Objective | Timeframe in H.E. | Status of Program Implementation |
| Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects. | Objective VII-A. | Ongoing | <p>In October 2008, TMG Partners submitted an application and successfully secured a \$5 million brownfields grant from the California Pollution Control Finance Authority in connection with the California Recycle Underutilized Sites (CALReUSE) Program (funded through the Housing and Emergency Shelter Trust Fund Act of 2006) for development of the 64th and Christie site. The grant was awarded to clean up the project site and construct a concrete engineered podium. The grant must be spent by 2014 to clean up the site; work began in 2012 and is expected to be completed in early 2013. The City was awarded a \$200,000 clean-up grant for 3706 San Pablo Avenue in 2012 from US EPA. The City also applied for an assessment grant for 5890, 6150 and 5900 Christie Avenue but did not receive funding. All of these sites are planned affordable housing. Ambassador and Magnolia Terrace both received grant funding for assessment and remediation.</p> |
| Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittals to the Emeryville Planning and Building Department. | Objective VII-B. Ensure that the City and Redevelopment Agency review and permitting process encourages "green" and "healthy" housing development, defined as clean, indoor air and conservation of energy, water, and building materials. | Ongoing | <p>The Planning and Building Department continues to require that developers submit the scorecard summary from the appropriate GreenPoint Rated or LEED Checklists prior to issuance of a building permit.</p> |
| Policy VII-B-2. Include the appropriate GreenPoint Rated or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for residential and/or live/work projects and include the Checklist as a review criterion in the developer selection process. | Objective VII-B. | As RFP's issued | <p>The RFQ/P for 3706 San Pablo included GreenPoint Rated and/or LEED certifications.</p> |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | Describe progress of all programs including local efforts to remove governmental constraints to the Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|-----------|----------------------|---|
| Policy VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities. | Objective VII-B. | Ongoing | | | The Emeryville website provides green building resources including information on green buildings and a directory of relevant agencies and organizations. Resource materials on green building standards are available at the permit counter. |
| Policy VII-B-4. Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds. | Objective VII-B. | FY11/12 | | | No local ordinance has been adopted. However, the City does this on a case-by-case basis. For instance, the Emery Station Greenway building built in 2012 was required to have a LEED Silver rating. In addition, the City will follow CalGreen (mandatory green building code) adopted at the State Level. |
| Policy VII-B-5. Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds. | Objective VII-B. | FY09/10 | | | Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. The ordinance specifically defines sustainable design as a bonusable benefit. The project must be eligible for LEED gold or platinum certification or equivalent. The draft Planning Regulations similarly provide bonuses for projects eligible for LEED platinum, gold, or silver certification. The new Planning Regulations also provide bonuses for alternative energy systems and water and energy efficiency measures. |
| Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects. | Objective VII-C. Encourage site and building design that includes social spaces, stormwater treatment, transit access, bicycle parking, and strong interface with the street. | FY09/10 | | | The new Planning Regulations include provisions requiring that multi-family projects provide 60 square feet of open space per dwelling or live/work unit (Section 9-4.303). The Emeryville Design Guidelines include guidelines for the provision of three types of open space: private space, common space, and publicly accessible space. In addition, there are guidelines specifically aimed at improving the design of residential development. Staff are also currently working on an amendment to the Design Guidelines to improve family friendly housing standards. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the | | |
|--|--|----------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment. | Objective VII-C. | Ongoing | The City continues to require measures to protect stormwater quality. The City continues to be a leader in constructing and requiring Low Impact Design which is the treating of stormwater with vegetation and other Best Management Practices. |
| Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and alternative transportation facilities, such as bicycle parking and car-sharing pods. | Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures. | Ongoing | For 2012 the Rising Sun Energy Center offered residences free energy conservation services and hardware through the California Youth Energy Services (CYES). CYES promoted the program at the annual the Earth Day Celebration and through discussions with homeowners, renters and property managers of multi-unit housing complexes. |
| Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs. | Objective VII-D. | Ongoing | The City coordinated with PG & E to help implement the Energy Upgrade California program. Outreach for Energy Upgrade included community meetings, brochures, and a school program (Energize for the Prize). The City held a public workshop in September 2012 on the Planning Regulations that include provisions and incentives for alternative transportation facilities. Alternative transportation programs such as Emery Go-Round and 8-To-Go (shuttle for seniors) were advertised in the Emeryville Activity Guide and in the Emeryville E-Newsletter. |

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. | | |
|---|---|----------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects. | Objective VII-D. | FY09/10 | Energy conservation measures and green building materials are included in the work write up of Housing Rehabilitation Inspections. The City also coordinates with PG & E to help implement the Energy Upgrade California program that provides subsidies for homeowners remodeling their houses with energy conservation measures. |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

| | | |
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| Jurisdiction | <u>City of Emeryville</u> | |
| Reporting Period | <u>1/1/2012</u> | to <u>12/31/2012</u> |

General Comments:

Due to the loss of the Redevelopment Agency in 2012, the City was not able to carry out many of the housing activities that it had in the past. The City negotiated two Affordable Housing Set Aside Affordability Agreements that will result in 37 very low income units and 13 moderate income units. The City issued an RFQ/P in 2012 for an affordable housing project at 3706 San Pablo Avenue. There were 45 program participants who City staff assisted in avoiding foreclosure as part of the Eight-Point Foreclosure Prevention and Predatory Lending Prevention Strategy. The City also prepared new Planning Regulations in 2012 that were adopted in February 2013 that support the goals and policies of the Housing Element.

